

# Arlington High School Building Committee

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**Meeting Date:** **Tuesday, May 12, - 6:00 pm**  
**Location:** **Conducted by Remote Participation**

## Agenda

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1. 60% CD Submission Review/Approval
2. AHS Proprietary Items Approval
3. Consigli Update
4. EBP#3 Review
5. Project Schedule Updates/Discussion
6. Subcommittee Reports
  - ◆ Communications
  - ◆ Finance
  - ◆ Interiors
  - ◆ Landscape & Exteriors
  - ◆ Memorials
  - ◆ SMEPFP
  - ◆ Security
  - ◆ Temp Use-Phasing
7. New Business

*The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

Members of the public are asked to send written comment to [ktassone@arlington.k12.ma.us](mailto:ktassone@arlington.k12.ma.us). Documents regarding agenda items will be made available via the Town's website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

Topic: AHSBC Meeting  
Time: May 12, 2020 06:00 PM Eastern Time (US and Canada)  
Join Zoom Meeting  
<https://zoom.us/j/94009762032>

Meeting ID: 940 0976 2032

One tap mobile

+13017158592,,94009762032# US (Germantown)

+13126266799,,94009762032# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

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+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 940 0976 2032

Find your local number: <https://zoom.us/u/aJd9Xcg5Q>

**5/12/20 AHSBC Draft Vote Language:**

1. To approve the 60% CD Submission and to direct the OPM to submit the 60% CD Submission to the MSBA on behalf of the Arlington High School Building Committee.
2. To approve the Arlington High School Proprietary Items prepared by HMFH Architects (dated 5/5/20).
3. To approve Early Bid Package 3 for a Total Cost of \$870,650.

**Other items needed for the 60% CD Submission:**

1. Certified Vote of the 60% Submission Approval
2. Certified Vote of Proprietary Items Approval
3. Jeff Thielman's signature on the 60% CD Submission State Permit Status Letter to the MSBA



## MEMORANDUM

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**date:** 05.05.2020  
**from:** Arlington Facilities and IT Departments  
**to:** AHSBC  
**re:** Arlington High School Proprietary Items

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OFFICE. (617) 492 2200  
FAX. (617) 876 9775

130 Bishop Allen Drive  
Cambridge, MA 02139

hmfh.com

### List of Proprietary Items:

1. Fire Alarm Control Panel: NESCO/Notifier
2. Door Hardware Exit Devices: Von Duprin
3. Door Hardware Locksets: BEST Access Systems
4. Door Hardware Door Closures: LCN
5. Security System Network Control Panel: Avigilon/Mercury
6. Security Cameras: Avigilon Access Control
7. Video Intercom System: Avigilon SIP model
8. Classroom Audio Reinforcement: Lightspeed

### Reasoning for each item:

1-We recommend Notifier as a proprietary fire alarm system manufacturer for the following reasons:

- o Currently installed in other schools and town buildings.
- o Town of Arlington Fire Department preference, familiarity and professional relationships.
- o Product quality, value, availability and service support.
- o Open source system programming allows negotiation of service contracts with multiple fire alarm service companies.
- o Offers Facilities Department multiple options on selection of fire alarm service companies which service the Notifier brand.
- o Multiple dealers of Notifier products in the area should foster competitive bidding for product and services under a proprietary arrangement.

2-,3-,4-We recommend the hardware items be proprietary for the following reasons-

- Currently Best, Von Duprin & LCN products are installed districtwide and have been the district's chosen product for quite a while. History has shown that the durability and lifespan of these products are unmatched.
- District service personnel are completely versed in all aspects, from ordering, installing and servicing, of the proprietary product lines
- Spare parts stock is able to be standardized.
- Product quality, availability and service support.
- Saves Facilities Department time & money reworking doors & frames when hardware does have to be changed out.
- Multiple dealers of Best locksets & cylinders, Von Duprin exit devices & LCN door closer products in the area should foster competitive bidding for products under a proprietary arrangement.

5-Security System Network Control Panel: Avigilon/Mercury

- The selection of this security solution ensures that the security system will integrate with the school district and public safety systems that are currently in place. It will also provide the school with an open-source solution that can be serviced by multiple service companies and integrated with multiple manufacturers. This ensures competitive maintenance and future flexibility for the school security system, as it adapts to future security demands.

6-Security Cameras: Avigilon Access Control

- This is the existing camera and access control solution for the district. The district is familiar with the products and operational impacts, especially as it relates to security operations and management.

7-Video Intercom System: Avigilon SIP model

- This is the existing camera and access control solution for the district. The district is familiar with the products and operational impacts, especially as it relates to security operations and management.

8-Classroom Audio Reinforcement: Lightspeed

- This is the current standard throughout the district and has been incorporated into the professional development programs.



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May 14, 2020

Elena Seiti  
Construction Administration Project Coordination  
Massachusetts School Building Authority  
40 Broad Street  
Boston, Massachusetts 02109

Re: Arlington High School 60% CD Submission – State Permit Status

Dear Ms. Seiti:

The purpose of this correspondence is to update you on the status of project approvals by any and all departments or agencies of the Commonwealth required by law, prior to the solicitation of construction bids. The status of the state approvals is as follows:

- DESE – A separate DESE binder is being included with our 60% CD submission to MSBA. DESE approved changes to the Design Development Special Ed Space Summary on April 13, 2020. No further changes have been made since the Design Development submission.
- MHC – A Project Notification Form was submitted, and MHC confirmed on April 19, 2019 that the project was not a listed property. No further action required.
- OIG – Approval was received to proceed with the Construction Manager at Risk delivery method on April 9, 2018. No further action required.
- EEA – MEPA – ENF – This project is below the Review Thresholds outlined in 301 CMR 11.03. A MEPA ENF is not required.
- EEA – MEPA – EIR – This project is below the Review Thresholds outlined in 301 CMR 11.03. A MEPA EIR is not required.
- EEA – Article 97 Land Disposition – The project site does not include land protected under Article 97. No permitting is required.

- MA DEP Wetland Permitting – Wetland flagging has been completed and is incorporated on the 60% CD site survey drawings. Currently disturbed areas (i.e. paved) will continue to be disturbed in the planned design of the new high school thereby allowed as an existing condition. There are no adverse impacts to the project due to the locations of the wetlands and buffer zone set back requirements.
- MA DEP Hazardous Materials Permitting – Hazardous Materials Identification Study of the existing Arlington High School was completed and found evidence of ACMs, PCBs, and LBP. The Construction Manager is responsible for securing federal, state, and local permits related to removal, hauling, and disposition of the hazardous materials. These will be obtained during the construction phase, prior to demolition of the existing building.
- MADOT - The project is not located on a road within the Massachusetts Highway Department jurisdiction. No required approvals applicable to this project.
- MA DPH - This project fully complies with Department of Public Health regulations. No variance is required. No required approvals applicable to this project.
- EPA NPDES – A Notice of Intent (NOI) was filed by the Consigli Construction Company and approved by the EPA on March 17, 2020.
- US Environmental Protection Agency – National Pollutant Discharge Elimination System Stormwater Pollution Prevention Plan (NPDES) was submitted by Consigli Construction Company on March 2, 2020.
- MAAB – This project fully complies with MAAB regulations. No variance is required.
- MWRA – An 8M Permit will be required to be obtained through the MWRA due to work within their easement and a direct connection to their sewer main. This permit typically takes 60 -90 days to be granted and is expected to be obtained in the spring of 2020.
- MA Board of State Examiners - Plumbing & Pipefitters – The District will apply for a variance to provide a reduced quantity of toilet fixtures at the proposed toilet building that will serve the bleacher seat in g at the existing sports stadium.
- US Postal Service – The District will apply to the Arlington Postmaster to obtain multiple addresses for the new facility to serve the other programs (Menotomy Preschool, LABBB Collaborative, and Arlington Community Education).

Applicable documentation is attached to this correspondence and is also included in section 3.3. of the 60% CD submission by HMFH Architects.

Should you have any questions or require any additional information, please do not hesitate to contact the Owner's Project Manager, Jim Burrows, at [jim.burrows@skanska.com](mailto:jim.burrows@skanska.com).

Sincerely,  
AHS School Building Committee

Jeff Thielman  
Chair

# ARLINGTON HIGH SCHOOL

## STATUS REPORT - BUILDING COMMITTEE MEETING

5/8/2020



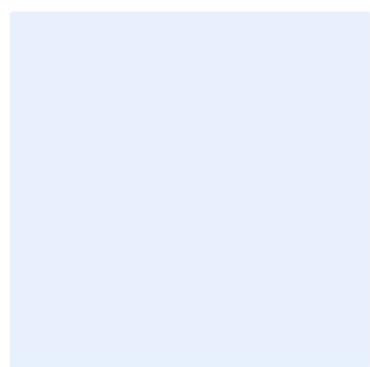
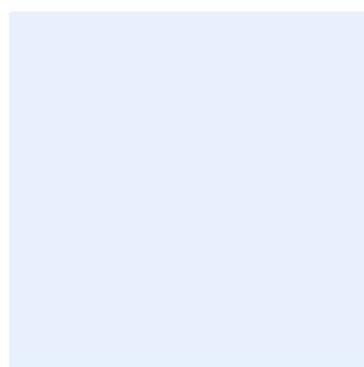
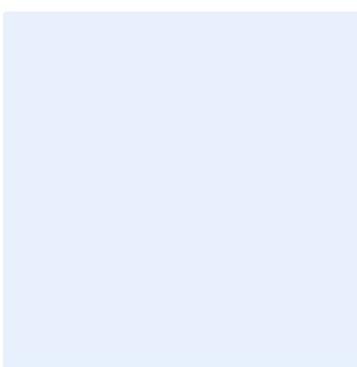
### OVERVIEW

- 1 Site mobilization underway as of beginning of May.
- 2 Installation of construction fence, erosion control, and tree protection installed
- 3 Tree removal completed at Mass Ave w/o 5/4
- 4 Site demolition and top soil stripping to begin w/o 5/11
- 5 Underground electrical to begin end of May

### SUMMARY

- 1 Procurement of long lead utility structures underway, have been submitted for design team approval
- 2 Removal of 1960/1916 memorials underway
- 3 Installation of temporary parking lot (Lower) at basketball court scheduled for mid May
- 4 Exterior scaffold erection to roof scheduled to begin w/o 5/11
- 5 Sitework PreOp Meeting held with CCC, Site Contractor, and design team on 4/30

### PROGRESS PHOTOS



# PARMENTER SCHOOL

## STATUS REPORT - BUILDING COMMITTEE MEETING

5/8/2020



### OVERVIEW

- 1 Demolition/abatement substantially complete
- 2 Basement foundations and Slab work is underway. Basement Slab on Grade to be placed w/o 5/11
- 3 Construction of the new elevator shaft scheduled to begin end of May
- 4 Mechanical, Electrical, Plumbing Rough-In in new swing spaces is underway
- 5 Site excavation and utilities rough in underway

### SUMMARY

- 1 Project buyout status 99% complete. Only flooring and Specialties remaining
- 2 New Fuel Oil Tanks are scheduled to arrive on site mid May
- 3 Elevator equipment on track for delivery end of June
- 4 Exterior scaffold erection to roof scheduled to begin w/o 5/11
- 5 Slate Roofing removal at elevator penetration scheduled to begin mid May
- 6 Site work mobilization to begin upon receipt of soil testing
- 7 In Wall Inspections floors 2-4 scheduled for mid May

### PROGRESS PHOTOS



Project: **Arlington High School EBP#3**

Location: **Arlington , MA**

Date: **5/8/2020**

Proposal: **Early Bid Package #3 (2020 Summer Work)**

Gross Area (SF): **9,800**



| CSI                        | DESCRIPTION                       | GMP Value<br>05/08/2020 | Budget<br>4/24/2020 | Variance        | Subcontractor         | GMP Cost<br>/ SF |
|----------------------------|-----------------------------------|-------------------------|---------------------|-----------------|-----------------------|------------------|
| <b>02.01</b>               | <b>SELECTIVE DEMOLITION</b>       | <b>55,000</b>           | <b>54,120</b>       | <b>880</b>      |                       | <b>\$5.61</b>    |
| <b>05.01</b>               | <b>CONCRETE</b>                   | <b>18,100</b>           | <b>5,650</b>        | <b>12,450</b>   |                       | <b>\$1.85</b>    |
| <b>06.01</b>               | <b>FINISH CARPENTRY - F&amp;I</b> | <b>12,760</b>           | <b>8,500</b>        | <b>4,260</b>    |                       | <b>\$1.30</b>    |
| <b>08.01</b>               | <b>D/F/H - F&amp;I</b>            | <b>34,260</b>           | <b>39,900</b>       | <b>(5,640)</b>  |                       | <b>\$3.50</b>    |
| <b>08.02</b>               | <b>GLASS &amp; GLAZING</b>        | <b>9,200</b>            | <b>11,200</b>       | <b>(2,000)</b>  |                       | <b>\$0.94</b>    |
| <b>09.01</b>               | <b>DRYWALL</b>                    | <b>79,100</b>           | <b>73,860</b>       | <b>5,240</b>    |                       | <b>\$8.07</b>    |
| <b>09.02</b>               | <b>FLOORING (Includes carpet)</b> | <b>28,320</b>           | <b>32,730</b>       | <b>(4,410)</b>  |                       | <b>\$2.89</b>    |
| <b>09.03</b>               | <b>ACOUSTICAL CEILINGS</b>        | <b>2,700</b>            | <b>3,150</b>        | <b>(450)</b>    |                       | <b>\$0.28</b>    |
| <b>09.04</b>               | <b>PAINTING - TB</b>              | <b>37,800</b>           | <b>43,299</b>       | <b>(5,499)</b>  | <b>Color Concepts</b> | <b>\$3.86</b>    |
| <b>10.01</b>               | <b>SPECIALTIES - F&amp;I</b>      | <b>32,880</b>           | <b>26,538</b>       | <b>6,342</b>    |                       | <b>\$3.36</b>    |
| <b>22.01</b>               | <b>PLUMBING - TB</b>              | <b>48,880</b>           | <b>46,137</b>       | <b>2,743</b>    | <b>Robert Irvine</b>  | <b>\$4.99</b>    |
| <b>23.01</b>               | <b>HVAC - TB</b>                  | <b>167,000</b>          | <b>170,299</b>      | <b>(3,299)</b>  | <b>CAM HVAC</b>       | <b>\$17.04</b>   |
| <b>26.01</b>               | <b>ELECTRICAL - TB</b>            | <b>194,890</b>          | <b>212,136</b>      | <b>(17,246)</b> | <b>WJ Griffin</b>     | <b>\$19.89</b>   |
| <b>Sub Total of Trades</b> |                                   | <b>720,890</b>          | <b>727,519</b>      | <b>(6,629)</b>  |                       | <b>\$73.56</b>   |
|                            | Design Contingency                | -                       | 29,101              | (29,101)        |                       | \$0.00           |
| 1.40%                      | SDI (Subcontractor Bonds)         | 3,042                   | 3,579               | (537)           |                       | \$0.31           |
|                            | <b>Sub Total</b>                  | <b>723,932</b>          | <b>760,199</b>      | <b>(36,267)</b> |                       | <b>\$73.87</b>   |
| 3.00%                      | Construction Contingency          | 21,718                  | 22,130              | (412)           |                       | \$2.22           |
| LS                         | General Requirements              | 125,000                 | 125,000             | -               |                       | \$12.76          |
| LS                         | General Conditions                | -                       | -                   | -               |                       | \$0.00           |
|                            | <b>Sub Total</b>                  | <b>870,650</b>          | <b>907,329</b>      | <b>(36,679)</b> |                       | <b>\$88.84</b>   |
| 1.40%                      | General Liability Insurance       | -                       | -                   | -               |                       | \$0.00           |
| 0.00%                      | Permit                            | -                       | -                   | -               |                       | \$0.00           |
| 0.75%                      | Payment & Performance Bond        | -                       | -                   | -               |                       | \$0.00           |
|                            | <b>Sub Total</b>                  | <b>870,650</b>          | <b>907,329</b>      | <b>(36,679)</b> |                       | <b>\$88.84</b>   |
| 3.00%                      | Fee                               | -                       | -                   | -               |                       | \$0.00           |
| <b>TOTAL COST</b>          |                                   | <b>870,650</b>          | <b>907,329</b>      | <b>(36,679)</b> |                       | <b>\$88.84</b>   |

